

City of Boston
Office of the Mayor
Thomas M. Menino

To the Citizens of the City of Boston:

As mayor of Boston, I want to ensure that tenants and landlords of residential rental properties are treated fairly and that safe sanitary housing is available in all neighborhoods.

The Rental Inspection Program is an effective way of ensuring that our residential units are safe, sanitary and respected by occupants during tenancy.

Please take the time to review this brochure, and let us all do our part in improving Boston's housing stock and quality of life.

Sincerely,

Thomas M. Menino
Mayor of Boston

Fees

Rental Inspection Fee

1-3-unit dwellings are \$50.00 per unit.

4 unit dwellings and above are \$75.00 per unit.

Exemption Fees

\$50 per unit for the first 4 units. \$10 per unit for each additional unit.

Maximum fees of \$500 per building and \$1000 per complex.

Filing Fees

\$25 filing fee for sworn statements from Private Authorized Inspectors.

\$50 NON REFUNDABLE
EXEMPTION APPLICATION FEE

Exemptions

- Dwellings with 1 to 6 apartments, one of which is occupied by the owner.
- Federal State or City Owned or managed apartments.
- Apartments inspected, approved and leased through the section 8 housing choice voucher program.
- Apartments that have been comprehensively inspected within the past 12 month's, where no violations were observed.

BOSTON INSPECTIONAL
SERVICES

HOUSING DIVISION

RENTAL INSPECTIONS



"We care about your home"



Mayor Thomas M.
Menino

City of Boston

Kevin J. Joyce, Commissioner

Dion S. Irish, Assistant Commissioner

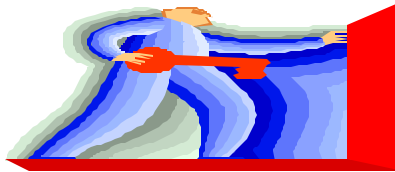
Boston Inspectional Services

WHO BENEFITS

1. **Landlords** benefit:
 - A) Receiving guidance on housing requirements & practices from ISD housing professionals.
Effective 10/04 other authorized housing professionals may also conduct inspections.
 - B) Provided with a documented record of the conditions of the rental unit at the beginning of tenancy.
 - C) Protection against consumer lawsuits for renting sub-standard units
 - D) A tool that can be utilized against illegal rent withholding and tenant damage to unit.
2. **Tenants** benefit
 - A) Provided with legal, safe and sanitary apartments.
 - B) Educated on their responsibilities and rights.
3. **The Community** benefits
 - A) proper care and maintenance of residential properties
 - B) promotes healthy homes that protects children, seniors, and other occupants
 - C) The legal and proper use of dwellings in accordance with zoning, building and sanitary codes requirements.

Rental Re-Inspection

The ordinance (CBC 9-1.3) was first adopted in 1984 by the Boston City Council and amended in 1995 and 2003. CBC 9-1.3 requires that rental housing units be inspected for compliance with Commonwealth of Massachusetts State Sanitary Code, whenever they are being re-rented to new occupant(s).



The 2003 revision has provided owners with added incentives to comply, increased compliance time frames, and expanded methods of complying.

Owners have 45 days from the date of a new tenancy to request a Rental Unit Inspection. Owners experiencing hardship may apply for an extension of time to comply, along with the submission of a compliance plan.

Owners can request a 5-year exemption from turnover requirements. Such exemption requests may be granted based on a review of the Owners property management history, as well as the past and current management and upkeep of the property.

PENALTY

Failure to comply with the provisions of this ordinance is punishable by a fine of **\$300** per month for every month that the condition exists.

CONTACT INFORMATION

To Request a Rental Unit Re-Inspection or to reach us for other business please call:

Housing Division (617) 635-5322

Fax Number (617) 635-5383

Website www.cityofboston.gov/isd/housing

Please call us if you have questions or concerns about your housing conditions, or if you would like to request an inspection

**Our Business Hours are
Sunday through Saturday, from
8:00 a.m. until 5:45 p.m.:**

Office Address:

**1010 Massachusetts Avenue, 5th fl
Boston, Massachusetts 02119**

For housing emergency complaints after regular business hours, please call:

**Mayor Menino's 24 Emergency
Hotline (617) 635-4500**